

Property Information and Disclosures

Property Address 18 Argyle St Haverhill

Listing Salesperson/people Karen B. Stapp

Vendor to complete the following disclosures at time of listing:

Vendor's Warranties

When completing a Sale & Purchase Agreement, the Vendors Warranties clause requires that:

a) You have not received any notice or demand and have no knowledge of any requisition or outstanding requirement, from any local or government authority or other statutory body, or under the Resource Management Act 1991; or from any tenant of the property; or from any other party.

b) You have no knowledge or notice of any fact which might result in proceedings being instituted by or against the vendor or the purchaser in respect of the property.

If you are unable to warrant either of the above, please describe:

Notes:

Insurance

☒ No ☐ Yes Have you ever made any insurance or EQC claims in connection with the property?

☒ No ☐ Yes Have you had any insurance declined, canceled, renewal refused, terms or conditions imposed or claim declined on this property?

If 'YES' to any of the above, please explain:

Property Disclosures (include notes for further detail)

☒ No ☐ Yes Is the vendor aware of any pending works on adjoining properties or in the immediate area, (especially in the event they have signed related agreements or consents to) which may affect a customer's decision to purchase?

☒ No ☐ Yes Are there any areas of concern relating to the property and it's neighbourhood? For example, criminal activity, possible nearby developments, unusual death at the property, neighbourhood disputes, boundary issues, fencing issues or Council Encroachments at the property?

☐ No ☒ Yes Is everything in proper working order, including but not limited to electrical fittings, appliances, plumbing, locks and keys and remotes to all outside doors, wood burners, heating, security systems and airconditioning and including all of the intended chattels?

☒ No ☐ Yes Does the property display characteristics of asbestos presence?

☒ No ☐ Yes Does the property display evidence of the presence of Dux Qest plumbing?

☒ No ☐ Yes Does the property display evidence of the presence of weatherside cladding?

☐ No ☒ Yes Are there keys and/or remotes (if applicable) for every external door?

Insulation:

Is there Insulation: in all external walls (ex-garage)?

☐ No ☒ Yes ☐ Unsure

in the ceiling?

☐ No ☒ Yes ☐ Unsure

underfloor?

☐ No ☒ Yes ☐ Unsure

in garage (if part of house)?

☐ No ☒ Yes ☐ Unsure

Additional Notes:

- Conduit wiring
- Scrim.

Property Disclosures continued

☐ No ☒ Yes Is the property connected to town services? - water, stormwater, sewage?
If, no, describe fully the property's arrangements and detail servicing arrangements, including when last serviced?

☐ No ☒ Yes Will there be water/electricity/gas available for the new owner on settlement?

☒ No ☐ Yes Is there any evidence of the property having been used, currently or in the past as a methamphetamine laboratory? If, yes, please detail:

If, yes, was the property professionally remedied?
Can you provide evidence of this?

☐ No ☐ Yes
☐ No ☐ Yes

☐ No ☒ Yes Does the property have a wood burner or open fire? place?

When was it last serviced?

Does it have a Code Compliance Certificate or Permit? ☐ No ☐ Yes ☐ N/A

☒ No ☐ Yes Are there any retaining walls on or about the property?

Is there a Code Compliance Certificate or Permit available (where applicable)?

Is there any evidence of movement in the wall/s? If so please explain

☐ No ☐ Yes ☐ N/A
☐ No ☐ Yes

☐ No ☒ Yes Has any building or any part of the property ever been subject to flooding, landslip or earthquake damage?

☒ No ☐ Yes Is there or has there been previously been any blocked pipes, drains or services, including communications, sewer, water and gas?

☒ No ☐ Yes Is there any evidence or issues relating to the structural integrity of the dwelling, e.g. building subsidence, signs of movement, walls removed?

☐ No ☒ Yes Have the appropriate Permits or Code Compliance Certificates been issued for the property including renovation work completed after the original build?

☒ No ☐ Yes Have any fully-tiled showers been installed? (They will need a CCC)

☒ No ☐ Yes Is there any evidence of current or past insect, rodent or animal issues on the property?

Are there Outbuildings/ Conversions/ Extra Accommodation/ Garage(s) ☒ Yes ☐ No

a) are they fully City Council compliant for their claimed type of use?

☐ No ☐ Yes ☐ N/A

b) is there anything about them that should be disclosed to buyers?

☐ No ☐ Yes

c) are they fully operational (completed, permanent power supplied etc)?

☐ No ☐ Yes

☐ No ☐ Yes If the property is a rental property does the home meet the "healthy homes" requirements?

☒ N/A The healthy homes standards became law on 1 July 2019. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All private rentals must comply within 120 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2025. see www.tenancy.govt.nz

☐ No ☐ Yes ☐ Unsure ☒ N/A If the property is a Unit Title, Cross Lease, Company Share and/or has a Body Corp or has special rules of occupation, is there any limitation on normal residential activity (e.g. having pets, tenants, parking vehicles etc.)

Additional Notes: (if required)

Property Disclosures continued

Leaks Disclosure

- ☒ No ☐ Yes Was any part of any building (or alterations to) constructed in 1990 – 2005? (This period is noted for potential weathertightness issues.
- ☒ No ☐ Yes WATER: Are you aware of any weathertightness or water damage issues past or present (leaks, mould, dampness, flood damage, failed offers, remedial action applied to any problem area(s) or any matter related to water ingress or damage affecting any building forming part of the property)? If 'Yes' describe fully:

The client(s) undertake to disclose to ownly and the listing salesperson (in writing - addressed to the listing salesperson) details of any water penetration issues that they become aware of between listed date and sold date.

Additional Notes: (if required)

This section is to be maintained during the course of the listing by the salesperson.

If I am aware, or become aware during the course of the listing, that (under ownly or any agency); that there has been an accepted offer within the last twelve months on the property that did not progress to confirmation or settlement, or a potential Purchaser withdrew an offer on the basis of a professional report or was unable to arrange finance or insurance because of an issue with the property, it will be explained below, together with our understanding of the reason for the failure, if it is known.

Salespersons notes: If I become aware during the course of the listing of any Disclosure issues (that were not disclosed elsewhere in this document) I will note them here or on the supplementary page attached:

Vendor Declaration

"The above information has been provided to the best of our knowledge, accurately and in good faith. If we are aware of any defects above or below the ground that could affect the property's weathertightness, durability or habitability we have disclosed them herein. Anything discovered subsequently will be disclosed to the salesperson in writing. We understand the information in this document or subsequent information provided is required by law to be disclosed to Purchasers".

Name	Signed by the Vendor(s) or authorised person	Date
WILLIAM SEVERSON MARTIN	<i>[Signature]</i>	09/08/2025
Name	Signed by the Vendor(s) or authorised person	Date
Lynda Joyce Martin	<i>[Signature]</i>	09/08/2025
Name	Signed by the Vendor(s) or authorised person	Date